DFCM PROJECT
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UVSC CAMPUS MASTER PLAN

prepared by GouldEvans

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table of contents

UVSC CAMPUS MASTER PLAN

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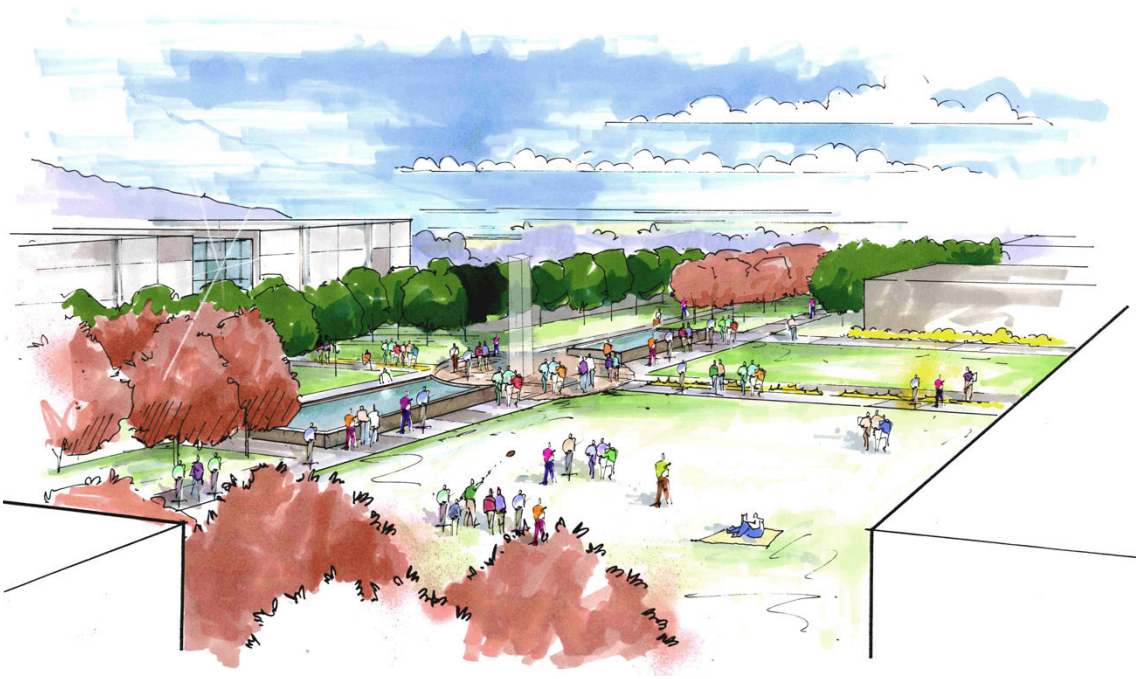


executive summary

Utah Valley State College has experienced tremendous growth in the last several years and is projected to be the fastest growing higher education facility in the Utah state system. Total headcount enrollment for 2003 was 23,803. Enrollment projections show a total headcount enrollment growing to more than 30,000 within the next decade. UVSC is a strong presence in the community as the top employer in Orem and serving 17,000 Utah County residents as students on campus.

UVSC Mission Statement

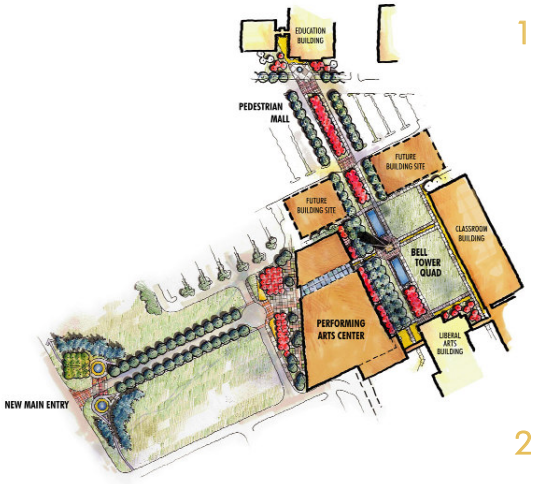
Utah Valley State College is a state college comprised of two interdependent divisions. The lower division embraces and preserves the philosophy and mission of a comprehensive community college, while the upper division consists of programs leading to baccalaureate degrees in areas of high community demand and interest. Utah Valley State College is dedicated to providing a broad range of quality academic, vocational, technical, cultural, and social opportunities designed to encourage students in attaining their goals and realizing their talents and potential, personally and professionally.

The College is committed to meeting student and community lower division and upper division needs for occupational training; providing developmental, general, and transfer education; meeting the needs for continuing education for personal enrichment and career enhancement; and providing diverse social, cultural, and international opportunities, and student support services.

Primary Issues

As the campus population continues to grow, and with the recent acquisition of the adjacent 27 acres of property at Vineyard Elementary, UVSC is faced with many challenges as it continues to fulfill the college's mission statement. For these reasons, it became essential to develop a master plan to help guide key decisions impacting the future of the campus.

A master plan process was engaged to address a number of primary issues including:

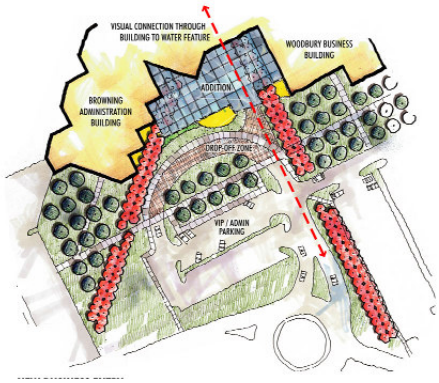


1. Future Buildings and Locations including:

Digital Learning Center
Performing Arts Center
Classroom Building
Athletics Complex
Potential Parking Structures
Expansion to Science Building
Expansion to Business Building
Expansion to Student Center

2. Campus Entry(s) & Identity including:

New "Prominent" Public Entry on West Side of Campus
Business Entry at Existing Roundabout Campus Entry
Enhancements to the Retention Pond Area



3. Vehicular Circulation including:

Expansion of Perimeter Loop Road
Overpass Connection to West Campus
Associated Parking

4. Pedestrian Circulation & Courtyards including:

Continuation of the internal pedestrian spine walkway
Upgrade of Sidewalk System as part of future building
Improvements to Adjacent Landscaping
Potential for Bicycle Pathways
Enhancements & expansion of Green Space & Courtyards

5. Campus Capacity

A Vision for the Future

The new master plan provides the trustees and administration a framework for future campus development that will support the College's continuing role as a key provider of education in the State of Utah. It is intended to be a working document that is continuously reviewed and updated to meet the constantly changing needs of the community. It documents the people and processes used to identify and resolve these issues and goals. It also explains and illustrates the many alternatives that were considered. This master plan has been fully reviewed by the Master Planning Team and is presented to Utah Valley State College and the community at large as a planning tool to guide decisions as UVSC looks to the future.

uvsc history

The College primarily serves the Mountainland Region of students with Utah County residents comprising approximately seventy percent of its enrollment. The College was established when the Utah State Legislature passed an appropriation of $100,000 for the biennium of 1936-38 for vocational education. Central Utah residents, who had been supported by government funding, wanted to upgrade their skills in order to obtain better jobs, and many enrolled in vocational classes administered by the school districts. However, the school districts were not able to give adequate supervision to organize, conduct, coordinate, and supervise adult programs, and in the spring of 1938, Hyrum E. Johnson of Provo was appointed supervisor of vocational education for Utah and Heber Valleys.

In the fall of 1941, the scattered classes throughout the two valleys were moved to a central location in south Provo, where the staff and students enthusiastically welcomed the Fairgrounds Campus. Provo School District assumed the financial supervision of the new school and both federal and state funds flowed through the Districts to the school. It became imperative that the school have proper identification and the name Central Utah Vocational School was selected.

With the advent of World War II, most of the school's operating budget came from federal government funds for war production training.

The birth of the school as a state institution was March 15, 1945, when Governor Herbert B. Maw signed a bill appropriating $50,000 to operate for the biennium of 1945-47. A second bill was introduced and adopted in 1947, making the school a permanent state institution without any cut-off date. In 1948 a new site, located between 1200 and 1400 North on 150 East in Provo, was obtained. The location of the campus was considered ideal because of accessibility to students from Provo High School, the Vocational School and Brigham Young University.

In March 1953, the name of the school was changed from Central Utah Vocational School to Utah Trade Technical Institute. In March 1967, the name was again changed, this time to Utah Technical College at Provo. Enrollment growth became so immense, the Provo Campus was no longer adequate and a search for a new site began. Several locations in Provo and Orem were reviewed and a decision was made to purchase 185 acres in southwest Orem. This location was chosen because of its landscape, excellent traffic flow, and accessibility. The business education building, student center, heating plant, and auto trades building were occupied at the beginning of the 1976-77 school year.

Since the move to the Orem Campus, the College continued to grow. In 1987, the legislature approved a name change better reflecting the location and mission of the College—Utah Valley Community College. In 1989, the College added an International Studies Center to coordinate exchange programs, bring international students on campus, and assist in giving faculty exchange opportunities. During this same period, Utah Valley Community College became one of the first community colleges in the United States to sign an exchange agreement with Soviet Russia. Exchange agreements were also reached with Central America and Caribbean countries, China, Hong Kong, Japan, Taiwan and Germany.

On July 1, 1993, the Board of Regents changed the name of the College to Utah Valley State College, and UVSC was given provisional accreditation by Northwest Accrediting Association to offer four-year degree programs. At the same time, UVSC became the first U.S. institution to receive accreditation for programs offered in the former Soviet Union. On December 14, 1995, the Northwest Association of Schools and Colleges granted full accreditation for all programs offered by the College, including the baccalaureate programs. As of July 1, 2003, UVSC Athletics officially entered NCAA Division I. At the end of a six year provisional period, UVSC Athletics will achieve full active membership.

planning process

Gould Evans facilitated a series of workshops or "charrettes" on campus and involved a broad range of participants from the college and surrounding community. Three workshops, one public open house, one campus open house, and separate meetings with the student senate, board of trustees and Orem City were held. Issues, priorities and goals were established through a variety of interactive participatory techniques. These exercises allowed all participants in the process to openly share information, discuss differences, and come to a general consensus on the recommended master plan direction.

Meetings took place over a seven-month period. The first kickoff meeting was held on September 3rd, 2004 at UVSC. This meeting was attended by President William Sederburg and other members of the Steering Committee in order to define the direction that should be taken in the master planning effort. The first workshop was then held on September 23rd and 24th 2004. This workshop consisted of meetings with the Steering Committee and the Strategic Directions Committee. The purpose of this two day workshop was to brainstorm key issues, strengths, problems and a vision for the future as relates to the existing campus. The first day produced many issues which were recorded, defined and discussed at length.

The second day focused on presenting the issues discussed in the first day's meetings and reviewing the common issues and priorities developed. During the second day sessions, Gould Evans presented maps that illustrated the current campus organization with relation to traffic and pedestrian flow, and a map that illustrated the existing functional zones of the campus. These were used to help identify and further explore the issues identified on the first day. A meeting was also held on the second day to review campus vehicular traffic, parking and the SWAT study.

The second workshop was held on October 13th, 2004. The purpose of the meeting was to summarize the information gathered at the first workshop and begin to explore the concepts and directions generated in that first workshop. Alternative campus organization concepts were presented and analyzed. One meeting was held with the Steering Committee and a second meeting was held with the Strategic Directions Committee. Based on the input received at these meetings, Gould Evans presented in a third meeting to the Steering Committee a summary of the first meetings and a suggested direction to further refine the master plan. After discussion of these ideas a clear direction was given for the next workshop session.

The third workshop was held on November 10th and 11th, 2004. It started with a public open house. At this open house the surrounding community in Orem was invited to attend and were shown several projects currently under way on the UVSC campus, including progress on the master plan effort. Gould Evans presented the three organizational concepts that had been presented at the second workshop, and the public was invited to submit comments to the college. The following morning a meeting was held with representatives of the Library to get more detailed input on the Digital Learning Center (DLC). A meeting was then held with the Steering Committee wherein a summary of the public open house input was presented and discussed along with the information gathered from the Library representatives. Gould Evans then presented two new master plan concept drawings representing all of the issues and concepts as they had been agreed upon to date. Two smaller drawings focusing on the location of the DLC were also presented as sub-options to the two concept drawings. A meeting was then held with the Strategic Directions Committee and additional input gathered.

A meeting was then held with the Board of Trustees. Gould Evans presented a drawing which included all information and necessary changes as gathered at the previous meetings with the Steering Committee and Strategic Directions Committee. There was a second smaller option for the location of the DLC presented as well. The Board of Trustees was invited to share their input and ideas.

A meeting was also held with the student senate. After this meeting, another update to the master plan drawing was produced and presented in a campus open house on February 17th, 2005. Another meeting was held with traffic engineers and city planners from Orem. Minor revisions were made to the master plan, and it was presented to the Orem City Council by UVSC representatives on February 22nd, 2005. After this final meeting with the city, Gould Evans was instructed to proceed with a final review draft of the master plan.

Prior to publishing this final master plan document, several follow-up meetings were held with the President, select Vice Presidents and other college representatives to finalize outstanding key issues relevant to the master plan.

issues and goals

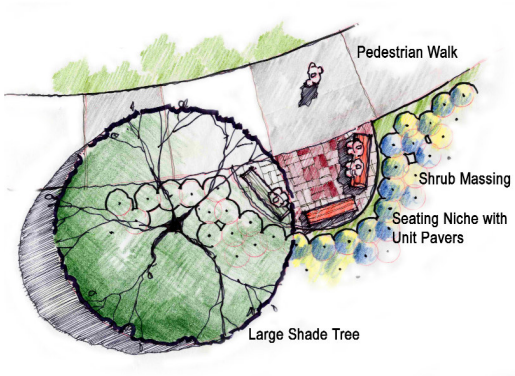
Master planning issues and priorities were determined during the workshop meetings, group presentations, focus group meetings and open house forums. It is the goal of UVSC to focus on overall goals that will help determine both physical and administrative decisions as part of the master plan. These broad goals and issues are to be identified as considerations that should guide all other decisions made in the master plan. The following addresses these main goals and associated issues and priorities:

Primary Goals

Overall Campus Environment

There are a number of issues associated with the overall campus environment including:

1. Use and reuse of existing buildings, considering technology infrastructure, lack of ADA access, appropriate space configurations and flexibility, adjacencies and programs, resources, indoor/outdoor integration and office standards. Connection and access of existing buildings to the main campus (the Education Building, which is changing to an administration building) is another issue.



2. Creating outdoor courtyard or hubs as gathering places for students to reinforce the concept of "learning everywhere / all the time" is also a goal. Courtyard spaces will include landscaping, plaza design and site furniture to establish exterior amenities that provide students and faculty a place to meet and interact. A second priority suggests the development of traditional open spaces, quadrangles and malls within the academic core.

3. Providing appropriate quality of space, an "uplifting" environment in all areas of campus is also a priority for the college.

Location of Future Buildings

There are a number of new structures that have been identified for the college. Those buildings include:

Digital Learning Center

The Digital Learning Center is the next building identified to receive funding from the State of Utah for design and construction on the UVSC campus. It is intended to be a 180,000 square foot facility on four levels. The project cost is estimated at $37.7 million. The existing library at the Learning Resource Center will relocate to this building once constructed. The name "Digital Learning Center" is used to indicate the changing focus of libraries and their greater use of electronic media in addition to print. The building is envisioned as a hub for the sharing of information by students and faculty. It is intended to be open extended hours (early morning to late night) and will be used more by the campus community than the public at large. Determination of the best location for this building is a high priority. Issues include locating a site large enough to accommodate the necessary footprint of the building; adjacent ample parking; connection to the interior pedestrian walkway without interfering with DLC operations or security; inclusion of DLC as part of an exterior student hub with appropriate exterior pedestrian connections and improvements; and signature architectural design of the building with appropriate public exposure.

Performing Arts Center

The new Performing Arts Center is being planned as an approximate $50 million dollar building that already has strong private backing and interest. It is intended to become a signature or "icon" building for the campus. Issues in the location of this building include placing the facility in an area of prominent view to the public and the freeway; possible sharing of dock space with the Events Center; inclusion of the building as a major part of the creation of a public entry to campus; connection to the interior pedestrian campus walkways; traffic access to the building (mix of community and campus traffic); and appropriate adjacent parking.

Parking Garage(s)

Due to the increasing campus population, UVSC is quickly approaching capacity with its existing surface parking. The fact that the campus is land-locked requires a balance between the amount of surface parking and future growth in buildings, play fields and green space. Other issues include designing parking structures to be less visible, blending with campus aesthetics (i.e. buildings, landscape features, etc.); sizing structures appropriately to ensure that adequate numbers of stalls are maintained; location of structures at areas where dense parking is most needed; location of structures near the loop road for easy access and to minimize pedestrian/vehicle interaction; and placement of structures to allow connection to the interior pedestrian walkway system.

Athletics Complex

The Athletics Complex is envisioned as three major new additions to the campus. The first would be an estimated 64,000 square foot administration building that could house offices, a study hall, computer labs, men's and women's locker rooms, and possibly soccer practice, wrestling practice, a weight training room and additional support spaces. This building should be connected to the interior pedestrian walkway.

The second consideration for the athletics complex is additional outdoor playing fields, both team practice fields and fields for intramural sports. This could potentially include an outdoor running track with soccer field.

The third major component of the athletics complex will be a 100,000 square foot field house. With UVSC achieving NCAA Division 1 status, improving and expanding the physical facilities, as well as the image of the athletics program, is an important issue.

Other considerations in the placement of the components of this complex include the location of the existing baseball stadium and playing fields; relationship to the Events Center and new future buildings; connection to interior and exterior pedestrian systems; and connectivity with the academic campus community.

Expansions to the Science Building, Business Building and Student Center

The Science Building is in need of a major expansion as is the Business Building. Programming has not been accomplished on these additions, however, each building is estimated to need an additional 100,000 square feet. The issues that need to be considered include appropriate placement of the expansions, considering site constraints; and exterior pedestrian walkways and improvements to the areas surrounding these expansions. A third expansion for the Student Center has also been identified as a future goal.

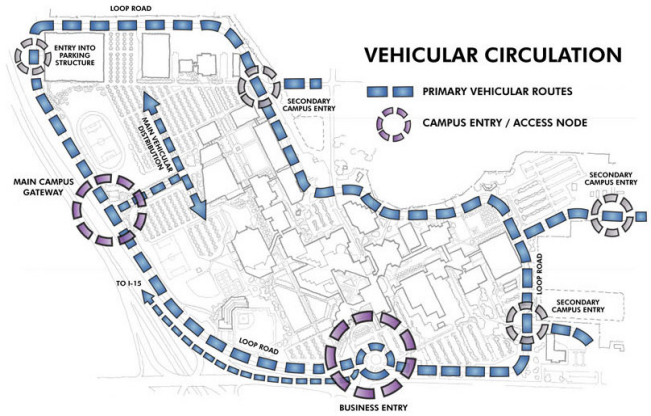
Campus Capacity

As the student population continues to grow at UVSC, there are concerns about the impact of this growth and how it can best be addressed. Enrollment has increased not only in the Utah County demographic, but the Utah Transit Authority (UTA) Edupass system is now bringing numerous students from the Salt Lake County area to UVSC.

There have been several published sources that have tried to identify what the campus capacity is. The Utah Board of Regents has estimated capacity at 48,500. UVSC has predicted a more conservative number, but studies have not been conducted to accurately assess this number. The Master Plan needs to address what campus capacity will be. To accurately evaluate the maximum capacity, a number of issues must be carefully reviewed. This includes the acquisition of the Vineyard property; future new buildings and building expansions; available surface parking and the potential of adding parking garages; satellite campuses; campus and community vehicular traffic including long range planning by the City of Orem; changes to the perimeter loop road and adjacent public transportation; and commuter options including bus, shuttle, light rail and the planned intermodal center west of the freeway.

Traffic and Relocation / Expansion of the Perimeter Loop Road

The UVSC campus has until recently had a perimeter loop road surrounding the campus. With access to this road at limited points around campus, the loop road has allowed student traffic on campus to access parking and buildings while keeping public traffic outside the campus system. The loop road concept minimizes vehicular congestion on campus and avoids pedestrian / vehicular conflict. With the acquisition of the Vineyard property, there is no longer a complete perimeter loop road. Both the north end of the original loop road and 800 South now cut through campus. UVSC would like to recapture the loop road design as part of the 15 year Master Plan. Issues to be considered include impact to the adjacent residential properties; coordination with Orem City long range traffic planning as published in the South West Area Transportation (SWAT) study; relation to the light rail intermodal center that is planned for the west side of the freeway; and options for connection to the west campus.



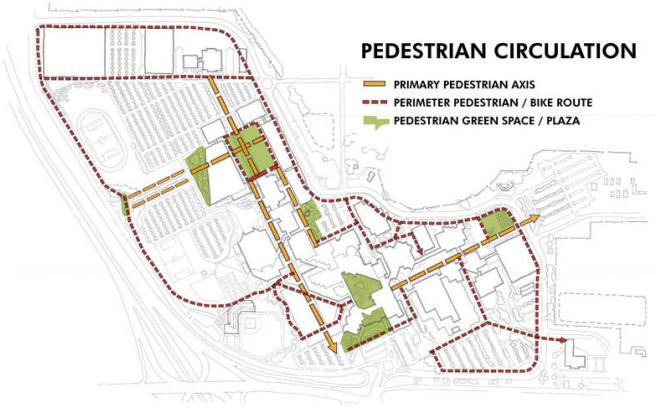
Main Entrances to Campus

The current perceptual "front door" of campus is located at the roundabout just north of University Parkway. This is the main entry to campus for most students, faculty and staff, and it is also the main entry for visitors. This entry takes campus visitors immediately into a small parking lot just south of the Browning Administration Building or connects them to the existing campus loop road. Parking is limited at this immediate location. The Master Plan needs to address improvements to this main entrance that would include traffic, parking, buildings and landscape. This main campus entry needs to be considered as a "business" entry.

The Master Plan also needs to consider the creation of a secondary main entrance that would be considered the "public" entry to campus. Issues for this public main entry include visibility from the freeway; location of a signature or "icon" building or buildings; development of the property that fronts the freeway; and development of appropriate roadways, parking and pedestrian access.

Exterior Pedestrian Circulation

The campus currently has a very strong and successful interior pedestrian circulation system. However, little attention has been given to the exterior circulation, including pedestrian and bicycle, and interaction with vehicular traffic. This is especially evident in most of the existing surface parking areas, where there is little consideration for pedestrians other than walking in vehicular traffic lanes. The Master Plan needs to address how to improve pedestrian circulation and safety, as well as landscape and outdoor areas for gathering spaces or courtyards. A related issue to be addressed is the connection of the Vineyard Elementary property to the main campus as it is currently being renovated into classroom space.



Parking

The main campus currently has just over 6,000 surface parking lot stalls. The ratio of parking on campus is one stall for three students. The west campus has 474 parking stalls. With the recent rapid growth of the student population, and with projected growth, parking is a concern that needs to be addressed. It is the goal of UVSC to maintain the ratio of parking stalls they currently have, and to improve parking location where possible. Issues affecting this goal include addition of buildings at current surface parking areas, as well as potential for parking structures and integrating those structures at appropriate locations.

Campus Architectural Theme

The original campus master plan design principles have been utilized on most buildings on campus throughout the years. This includes siting and connection of buildings, as well as exterior design materials and architectural expression. The last few buildings on campus have kept those design principles intact, but they have deviated slightly through use of different materials and the incorporation of distinct design massing or features. It is UVSC's goal to explore campus design guidelines and better define a direction for the future.

Neighborhood Relations

Maintaining amicable relationships with adjacent residential neighborhoods and with the City of Orem is a high priority for Utah Valley State College. UVSC is a strong presence in the community. It is the top employer in Orem with 1500 full time and 2000 part time employees. It is the third top employer in Utah County. It serves approximately 17,000 county residents as students at the college. It is UVSC's goal to continually ensure the consideration of the public and the surrounding community in all future decisions. In this master plan effort, issues that could affect neighborhood relations include expansion of the loop road and rerouting traffic off the expanded main campus; the transition between the campus and the adjacent residential areas; and property acquisition and involvement of the community in the master plan process and future decisions.

existing campus

Utah Valley State College offers short-term training programs, training for high-tech careers, transfer degrees, and bachelor's degrees. The College combines the close environment of a community college, while offering advanced degrees for dynamic industries. This two-fold focus sets UVSC apart from other colleges; it is truly where education is on a personal level. UVSC's commitment to their mission is a vital element to the master plan. UVSC also has a strong history in terms of the overall campus planning and building design principles. In an effort to address these along with the issues identified in the Issues and Goals section, Gould Evans conducted an analysis of key elements affecting the existing campus.

Physical Facilities

Utah Valley State College consists of 28 buildings that house over 1.5 million gross square feet of facilities. This includes buildings on both the main campus and west campuses. In addition, UVSC currently has satellite campuses at the following locations:

Wasatch Campus

Utah Valley State College offers a full service campus located in Heber City, approximately 30 miles from the main campus in Orem. Here, at the 75,000 square foot facility, UVSC offers two-year degrees in both Associate of Arts and Associate of Science.

University Mall Education Center

UVSC's University Mall Education Center offers over 50 credit classes and serves over 1,000 students each semester. All of the classes needed to complete the requirements for the Individualized Associate Degree are offered at this location.

North Valley Education Center

The UVSC North Valley Education Center offers 1000 and 2000 level credit courses at Lehi High School in the evenings. Classes are scheduled so students can complete course requirements for an Individualized Associate Degree.

Spanish Fork Education Center

The UVSC Spanish Fork Education Center offers 1000 and 2000 level credit courses at Spanish Fork High School in the evenings each semester. Courses are scheduled so students can complete course requirements for an Individualized Associate Degree.

Main Campus Site

The UVSC main campus is located just north of University Parkway and east of Interstate 15. This is a major freeway / arterial interchange, and the University Parkway exit is a main access to Orem and Brigham Young University. The campus is surrounded on the north end by residential neighborhoods, with some residential to the east. The campus also has a large orchard property to the east. The campus has excellent views to the Wasatch Mountains to the north and east, and views to the valley and Oquirrh Mountains to the west. The view across University Parkway to the south is toward commercial development. The campus is located on a sloping sight that gets increasingly steep at the east end.

The original campus buildings are located to the east of main campus. Campus growth has occurred mainly to the west and north. Surface parking is located at various locations around campus, with the main surface parking located at the far east end and to the north of main campus.

The campus has an outdoor biology lab located at the east end of campus adjacent to College Drive. This area was formerly a wetlands area, but this use has been mitigated allowing the college to legally develop this area for other uses. A wetlands area is now owned by the college adjacent to Utah Lake. These wetlands can serve as an outdoor biology lab.

Campus Concept / Zoning

The campus is organized as what might loosely be termed a "mega-structure" in that all the buildings are connected and essentially become one entity. All buildings are interconnected through an interior pedestrian walkway system. Utilities are shared and run through this system as well. Functional "zones" on campus include a trades zone located at the Gunther and Automotive Trades Buildings, an administration zone at the Browning Administration Building, a Physical Education zone at the two PE buildings, a public core comprising the Student Center and the Learning Resource Center and an Athletics core located at the Dee Events Center, the baseball stadium and adjacent fields. A disconnected athletics zone exists at the playing fields north of the outdoor biology lab (former wetlands). There is no specified Academic zone, as these activities are spread throughout campus at the Computer Science building on the far east end, the Business and Science buildings in the south center of campus, and the Liberal Arts building located at the north and west end of campus buildings.

Traffic and Parking

The campus currently has a campus loop road at College Drive. The main entry to campus is off University Parkway, where a roundabout traffic feature has been constructed. Surface parking is located just off the loop road in various locations, with the largest surface parking being located at the north end of campus, between the Liberal Arts Building and 800 South. There are secondary campus entry points east of campus at 960 South and just off the roundabout at 1200 South and 400 West. There is a secondary entry located at the north west end of campus where College Drive merges into 1200 West.

With the acquisition of property north of College Drive (the Vineyard Elementary and Alpine High School properties) the existing loop road now bisects the campus and separates the north property from the main campus. 800 South also runs through the campus property. Both of these conditions provide a substantial safety hazard to both vehicular and pedestrian traffic. This is further exacerbated by the fact that public vehicular traffic is now mixed with the campus traffic and pedestrians. This situation also creates a challenge for efficient use of the properties in future campus growth.

There are no developed bike paths on the campus. The exterior pedestrian walkways are also not well developed. The main pedestrian path is the internal pedestrian system that links buildings and allows students to travel without having to use an exterior system. Parking lots do not have any developed pedestrian pathways, and this is a cause of conflict between vehicles and pedestrians.

Main Campus Entrance / Wayfinding

The primary campus entry is the roundabout just off University Parkway. This entry lacks appropriate signage to announce entry onto campus, and very little signage to direct visitors once on campus. As vehicles travel the perimeter loop road, signage is difficult to find and hard to read. Signage identifies parking lots, but not adjacent buildings. There is inadequate signage on campus to direct pedestrians. Each building is labeled on one or more sides, but this is only effective if a vehicle or pedestrian is facing the side with the signage. The similarity in architecture style and materials makes wayfinding on campus difficult. There is a marquis sign that is visible from Interstate 15 located at the northwest corner of College Drive, a secondary entry onto campus. While the UVSC campus buildings are very well connected through an internal pedestrian walkway system, the overall existing campus wayfinding system, both exterior and interior, is not very effective.

Architectural Characteristics

The original planning concepts that formed the layout and design of the UVSC Orem Campus were based on an organizational concept called Modernism. This was a popular form of campus organization in the mid 1970's, and UVSC was a textbook example of these concepts. This included creating functional building designs and beautiful outdoor spaces that were fully integrated in a coherent campus design. This concept would dictate campus growth through the future. Architectural massing and exterior spaces were grouped around a central core. Contiguous multi level structures were linked by a continuous two level pedestrian pathway or "spine". An emphasis on transparency, accessibility and open spaces encouraged student and faculty interaction. A 30 foot by 30 foot by 15 foot spatial cube was employed and grouped repetitively to define the building spaces and respond to the site's topography. The materials for construction employed exposed reinforced concrete structure with brick infill and a bronze storefront glass system. These materials were applied in a simple and straightforward system consistent with the Modernist aesthetic.

UVSC has indicated that there is no formal written document that summarizes or dictates the original design principles or guidelines for the campus. Architects over the years have generally used the existing campus layout and building design to determine new building's locations, design and materials. This has not always resulted in a strict adherence to the original modernist concept, most noticeably in recent building site selections and design.

master plan alternatives

Throughout the planning process, alternative scenarios were prepared for review and discussion with the master plan Steering Committee, Strategic Directions Group and other focus groups. The role of these alternatives was not to select a single scenario as a direction, but rather to review their assets, liabilities and ramifications. As these "pros" and "cons" for each alternative were analyzed, a more focused and preferred direction became apparent. For the purposes of identification during discussions, each alternative was given a name that described its essential characteristics. After presentation of each concept, the committees were asked to give input on what they viewed as the key assets and key liabilities of each concept. The following is a summary of master plan alternatives explored throughout the process, along with the identified key assets and liabilities.

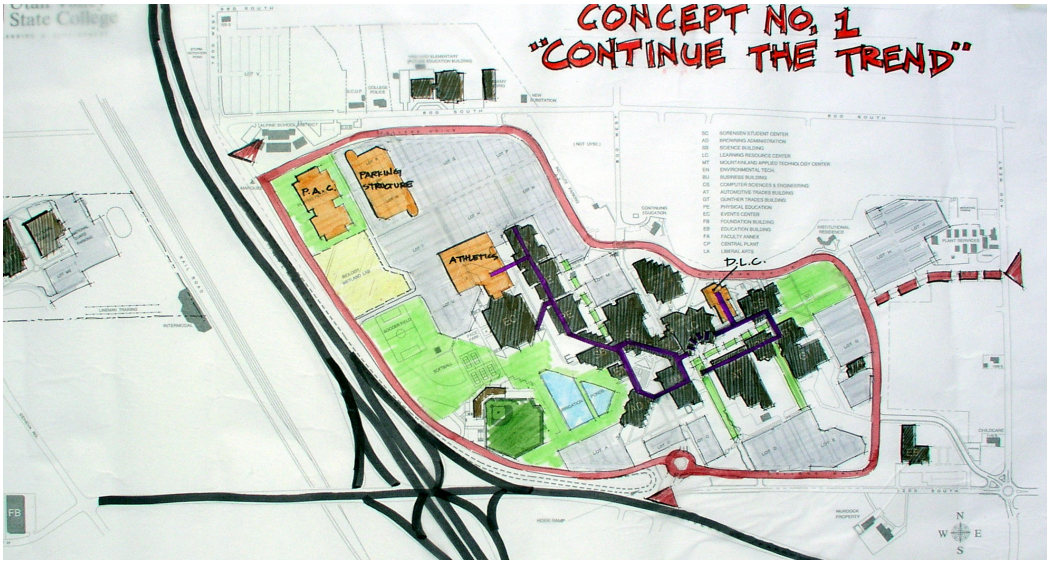
Concept Number 1 - "Continue the Trend"

This concept acknowledges the planning direction UVSC has taken in the more recent past, which is a less strict adherence to the original campus organizational concept. The main goals of this concept include maintaining the perimeter loop road with 800 South bisecting the campus property, while continuing a focus on the interior pedestrian spine as the main pedestrian circulation between buildings. This concept also maintains surface parking with a detached parking structure located near the Performing Arts Center. The new Performing Arts Center building is located near the freeway to maximize exposure of the building and ensure a prominent view of the building to the public. The new Digital Learning Center building is located adjacent to the Learning Resource Center at the existing parking lot K. Campus zones remain disconnected as they are now. Outward expansion is addressed through a continued effort to acquire adjacent property.

Key Assets

· Location of the Digital Learning Center between the LRC and CS buildings could strengthen east end of campus.

· The location of the Performing Arts Center and parking structure in the northwest corner of campus, detached from main campus, separates the public function of the PAC from the student functions of the campus, reducing conflict in traffic and increasing security.



Key Liabilities

· Location of the loop road bisects campus and creates safety and access problems by mixing vehicular and pedestrian traffic.

· Performing Arts Center at this location is too remote and disconnected from campus.

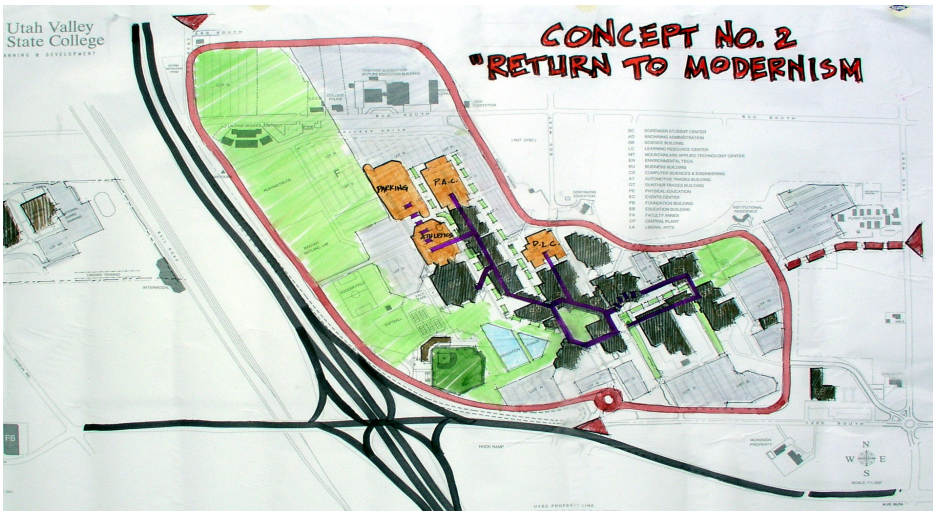
· The wetlands lab at current location utilizes prime real estate and presents a very poor image of the campus from the freeway.

· Parking structure too far removed from central campus.

· Location of the Digital Learning Center on parking lot K is too cramped and inadequate to accommodate size of building needed. Also lack of adjacent parking.

Concept Number 2 - "Return to Modernism"

This organizational concept advocates a strict return to the original campus planning principles that made the Utah Valley State College campus an outstanding model of the modernist campus. This concept includes expanding the loop road to keep it at the edge of the campus and capture the north property into the campus common. Recapturing the internal pedestrian spine concept and applying it to all buildings without deviation is an important component of this concept. The parking structure is located close to the interior of the main campus to allow access to all buildings, or the concept might incorporate parking structures as part of new buildings. Locations of new buildings are governed by the routing of the internal pedestrian spine. The organization of campus zones is corrected over a period of time through relocation of departments and programs as needed. Improvement of exterior pedestrian circulation, especially at parking lots, is included.



Key Assets

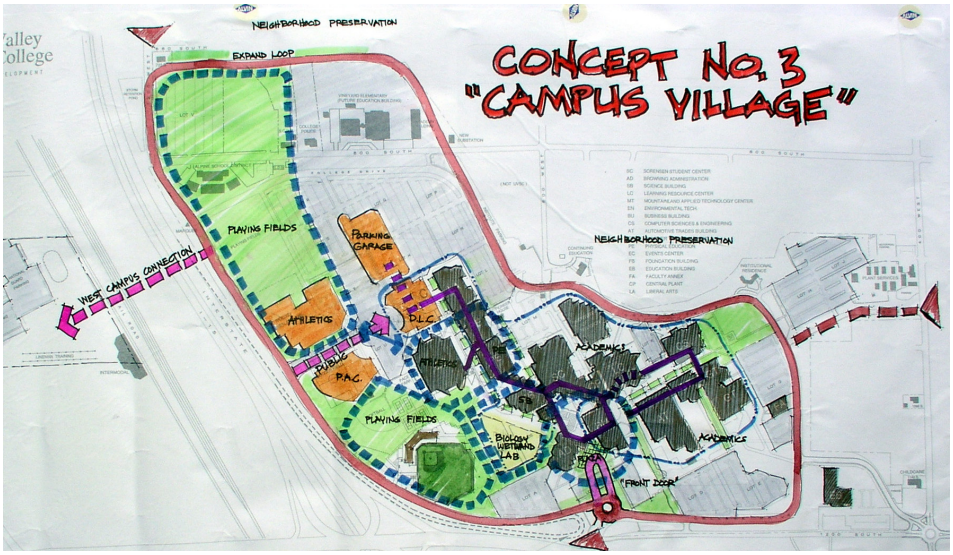
· Location of the Athletics Complex near the PE and EC buildings with a relationship to the playing fields keeps these functions consolidated.
· Extension of the loop road provides safety for vehicles and traffic, and allows growth of the campus on the pedestrian spine.
· Removal of wetlands lab frees up land for play fields.

Key Liabilities

· Location of the PAC is not visible to freeway (public).
· The location of the DLC north of the Student Center does not allow for future SC expansion.
· The location of the DLC north of the Student Center does not allow for future SC expansion.
· Strict adherence to building architectural design standards.

Concept Number 3 - "Campus Village"

The Campus Village concept is an organizational model that focuses on locating compatible programs and functions adjacent to each other to create strong territories or zones. This concept is a departure from the original campus planning principles. It includes expanding the loop road and connecting the main and west campus properties. This concept utilizes the internal pedestrian spine, but this is not the driving factor for location or connection of buildings. A new parking structure becomes part of the "Public Village". Other remote parking is located with emphasis on transit reliance. Existing campus zones are aggressively corrected to reinforce the village concept, with equal importance given to indoor and outdoor equality.



This concept allows deviation from architectural building guidelines for signature or icon building design for the new Performing Arts Center and/or the Digital Learning Center. This concept preserves the surrounding neighborhoods without further property acquisition.

Key Assets

· Extension of the loop road and connection to the west campus.
· PAC or DLC as signature or icon building.
· Enhancement of the main entry at the roundabout to create new "business" front door with a plaza design.
· Introducing a prominent "public" entrance at the west side of campus, visible from the freeway.
· Parking structure connected to main campus buildings via internal pedestrian spine.
· Strengthening exterior pedestrian circulation including enhancement of the area at the retention ponds.

Key Liabilities

· The location of the DLC hides it from a prominent view on campus.
· The location of the PAC and Athletics Complex does not connect to the internal pedestrian spine network.

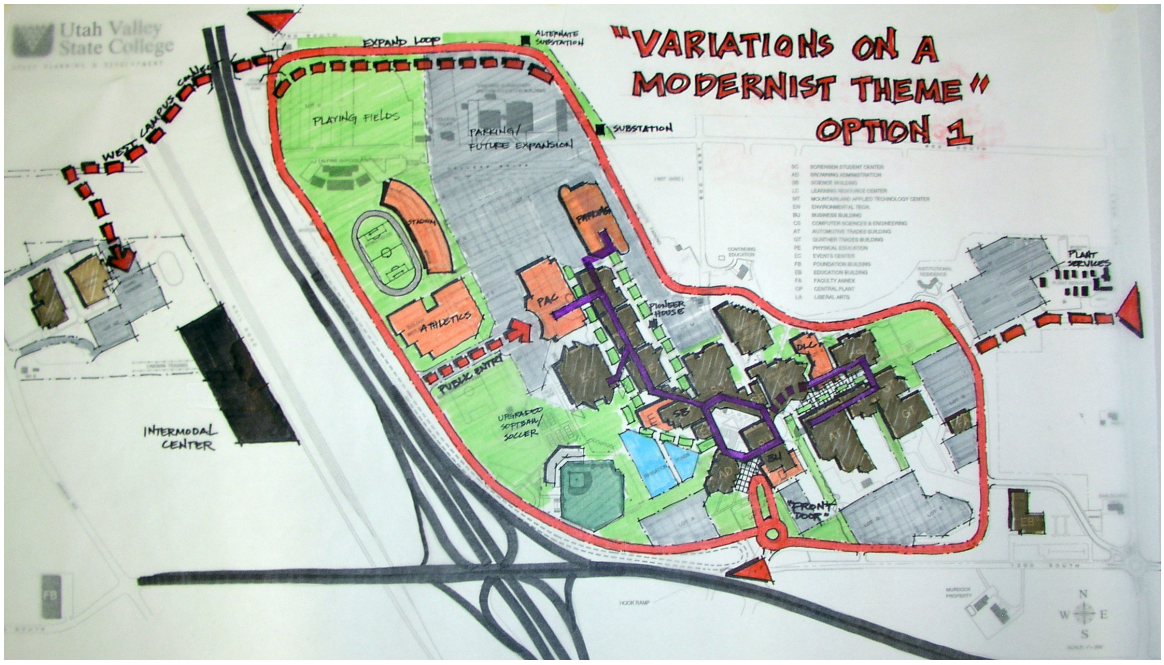
Along with the input gathered from the Steering Committee and the Strategic Directions Committee, additional focus groups were involved in meetings. An open house was held for the public and the nearby residents, and another open house for the campus community. The three original concepts were presented at each of these meetings and additional input and information was gathered. All of this information was combined with the key assets and liabilities of the three preliminary organizational concepts to develop additional options. This next round of options is summarized in the following paragraphs.

"Synthesis and Variations on a Modernist Theme Option 1"

Option 1 introduces several items to be discussed. The first addresses the location of the loop road and how this is accomplished. It also includes a possible overpass connection to the west campus. This option considers placing a second interior road that would serve as the campus loop road. Public transportation access to an overpass could be accomplished by a second road that runs parallel to the loop road but connects 800 South to the overpass. This keeps public traffic from conveniently entering the campus. The overpass likely connects to 800 South on the west side of the freeway and then connects to the loop road at the north end of campus.

Alternate locations for the power substation are also shown; one outside the loop road at the north east corner of campus and a second location north of 800 South. The location of the Digital Learning Center is shown at parking lot K.

An athletics complex is shown by the loop road and at the public entry, with a running track and stadium adjacent. The athletics building is not connected to the internal pedestrian spine as the entire athletics complex is disconnected from the main campus. The northwest corner of campus is shown as playing fields with the Vineyard Elementary property shown removed.



The parking structure is shown connected to, but east of the internal pedestrian spine to allow future buildings to have a straight connection to the spine. This concept also shows expansions to the Business Building and the Science Building.

Key Assets

· Extension of the loop road and connection to the west campus.
· Location of the substation at the site just north of 800 South is the most costly for the college, but it has the least amount of visual and physical impact on the adjacent residential areas.
· PAC and/or DLC as signature or icon building.
· Enhancement of the main entry at the roundabout to create new "business" front door with a plaza design.
· Introducing a prominent "public" entrance visible from the freeway.
· Parking structure connected to main campus buildings via internal pedestrian spine; centrally located, easy to access from loop road.
· Strengthening exterior pedestrian circulation.

Key Liabilities

· Construction of an overpass presents many challenges. The bottom of the overpass must be located 21'-0" above the railroad tracks. In order to achieve this height, the rise of the overpass starts generally in the area just west of the Vineyard Elementary building. This results in the overpass rising well above the back yards of the residential properties that border the north edge of campus. The connection of the overpass at the west side of the freeway requires acquisition and removal of several residential properties, along with introduction of an overpass structure into the residential neighborhood.
· The location of the DLC is not a prominent view on campus. The site is too small to accommodate the size of building needed and there is a lack of parking at this location.
· The location of the Athletics Complex keeps this function separate from the rest of campus. There is already concern about athletics programs being treated differently from academics, and it was felt that this location reinforces that concern. Location of the athletics at the public front door blocks the view to the PAC. The building does not connect to the internal pedestrian spine network.
· It was noted that the Vineyard Elementary property will remain, as will the existing parking at the northwest corner of campus.

"Synthesis and Variations on a Modernist Theme Option 2"

This option illustrates the LDS Institute Building relocated to the property just south of 800 South and the loop road encompassing this area. The loop road is shown with a direct connection to an overpass linking the west campus. Additional alternate substation locations are shown in the northwest corner of campus and at the north end of campus centered east – west just inside the loop road. The DLC is shown located on the pedestrian spine north of the Liberal Arts Building, with the parking structure north of the DLC and also connected to the spine. The athletics complex is shown on the south side of the new public entry with a possible connection to the pedestrian spine. A stadium is shown on the north side. The Key Assets and Liabilities of this second option (other than those already discussed above) are as follows:

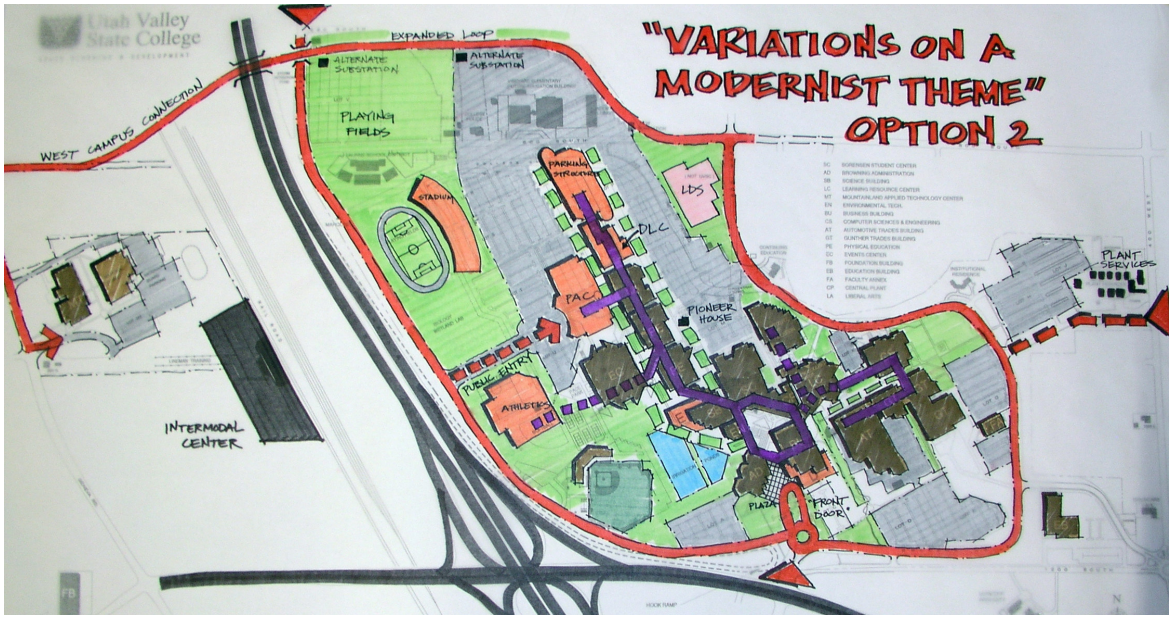
Key Assets

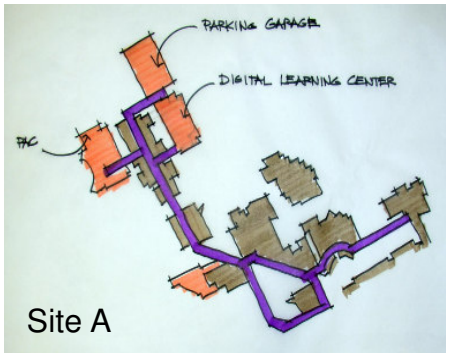
· Location of the DLC and parking structure maintain adherence to the interior pedestrian spine concept.

Key Liabilities

· Location of the DLC and the parking structure is fairly remote from the "heart of campus".

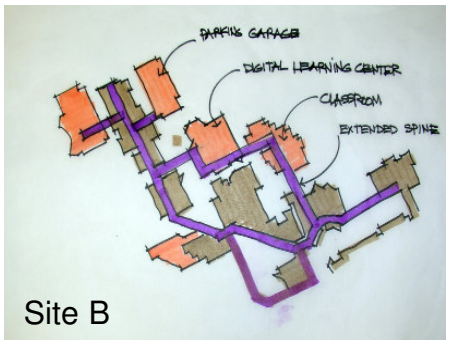
· Relocation of the LDS Institute Building is too premature to influence this master plan. It was determined that the Institute Building will remain as-is for the purposes of this master plan.





Digital Learning Center - Site A

This option was prepared to address an additional option for the location of the DLC. This option shows this location to the east of the Liberal Arts Building, with the parking structure to the north of the DLC. This places the DLC and the parking structure closer to the campus center and allows creation of an exterior hub to connect the DLC, Liberal Arts Building and Student Center. This helps form a strong plaza and exterior circulation space. This relationship between new buildings and exterior space (keeping the existing Student Center parking lot intact) was identified as the Key Asset for this option.

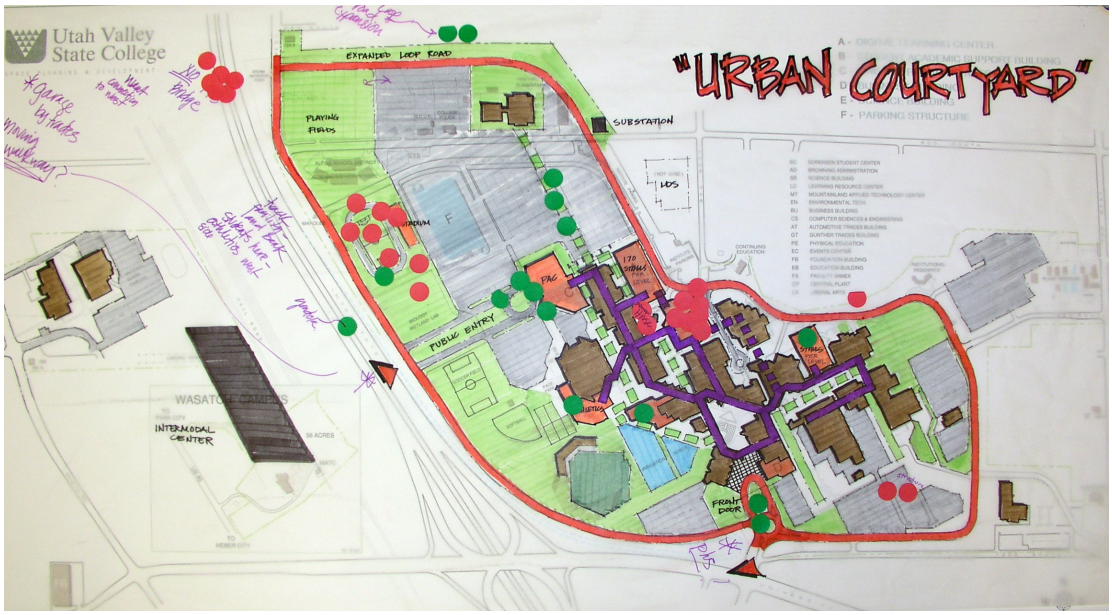


Digital Learning Center- Site B

This option shows the DLC located just north of the Student Center (in the existing parking lot) with a parking garage located just east of the Liberal Arts Building. This option also indicates an extension of the pedestrian spine to connect to the existing LDS Institute Building. This option creates a pedestrian spine loop to connect all buildings. While it places the DLC and parking structure even further into the campus, it maintains the parking lot at the SC both for access to all these buildings and possible future expansion.

"Urban Courtyard"

This option locates the DLC in the parking lot north of the Student Center, a more central location for the existing campus layout. Future expansion of the SC could be to the east into the Learning Resource Center. A parking structure with 170 stalls per level is located east of the LA near the Pioneer House, locating it closer in to the heart of the campus. This option creates a series of smaller exterior courtyards on the campus. A 120 parking stall per level garage is shown at Lot K. The Vineyard property is shown remaining with a developed exterior pedestrian connection. The athletics complex is shown at a smaller footprint and as an expansion of the EC at the southwest corner. This allows a multi-level addition that takes advantage of the steep grade at this location and ties the exterior green spaces and walkways into the Science Building expansion. A smaller stadium structure is shown at the west green space. There is no bridge connection to the west campus in this option. The interior pedestrian spine is shown connecting all buildings, including the LDS Institute. The existing service road east of the SC is shown expanded to allow a drop off with limited ADA parking at the SC.



"Union Focus"

This option was presented along with the "Urban Courtyard" option above, and it illustrates the DLC located north of the Pioneer House, with the existing parking lot at the SC remaining. A parking garage is located north east of the LA and north of the DLC with interior pedestrian spine connections. This option allows expansion of the SC either north into the parking lot or to the east into the existing LRC. It allows shared direct parking and access (drop off) to both the SC and the DLC. A view corridor for the SC is maintained.

Key Assets:

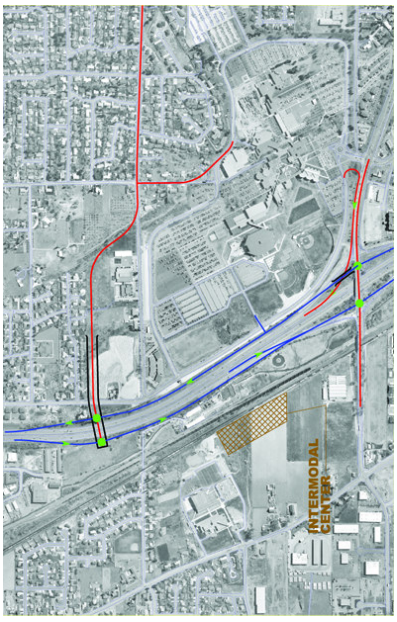
· Maintains the parking lot at the SC and locates the DLC and parking garage to maintain the surface parking at the SC.
· Creates a strong exterior pedestrian connection to the Vineyard property.
· Locates the PAC with an enhanced public entry and a signature design.
· Enhanced business entry at the roundabout with connections to the building expansions at the Business Building and Science Buildings.
· Location of a parking structure at Lot K.
· Loop road expansion.

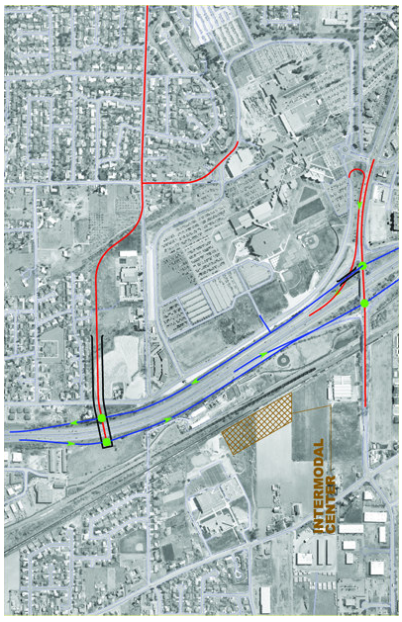
Key Liabilities:

· Location of the DLC in the parking lot north of the SC.
· Stadium location - no structures should occur at this location that block views to the campus.
· Creates an overpass connection to west campus.
· Switching the parking and playing field locations at the northwest corner of campus.

Traffic Options

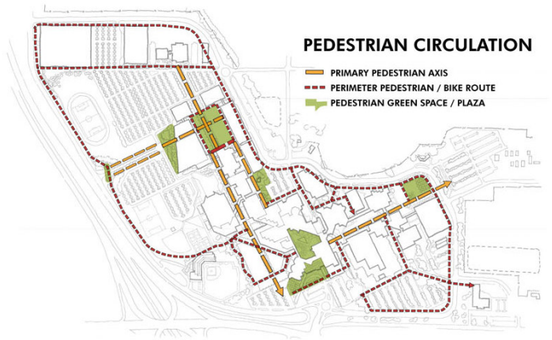
As part of the exploration of alternatives, Horrocks Engineers studied and presented ideas to address vehicular traffic challenges for the campus. These included the options discussed above, which looked at a direct connection to the west campus via a vehicular overpass or underpass. Other considerations included an extension of the collector / distributor system north of University Parkway and connecting to the campus loop road, a pedestrian overpass connection, widening of the existing 400 South east-west underpass connection, and bus rapid transit connection to campus from the new light rail intermodal hub.

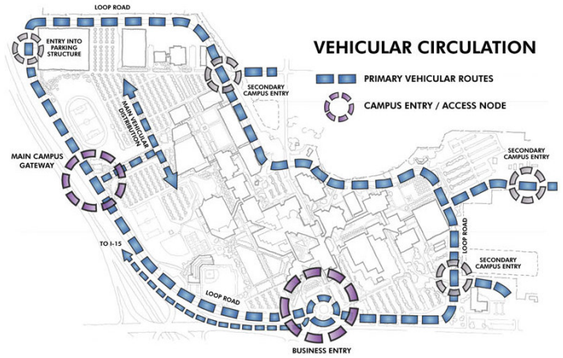


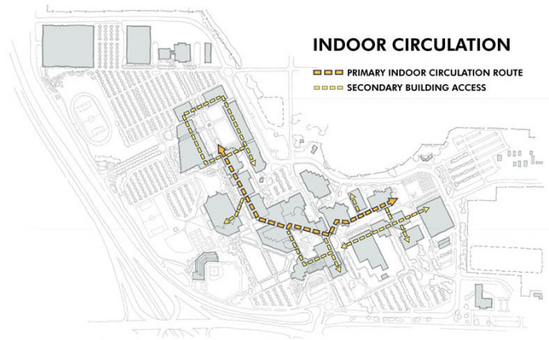


campus master plan

The Campus Master Plan presents the final results of the exploration of these issues and options. The final Master Plan direction for the Utah Valley State College main campus was formulated as a result of input from the Master Planning Team, focus group participants and general campus and public participants. It is not the result of the selection of any one of the proposed alternates, but rather represents a compilation of the best or most acceptable concepts from all alternatives. The Campus Master Plan identifies a number of key concepts including an expansion to the perimeter loop road along with a suggested overpass connection to the west campus. An additional "main campus entry" is added, with improvements to the "business entry" to campus at the roundabout. Building and parking structure locations are identified, as well as building expansions. Connections to the interior pedestrian spine are indicated. Also identified are suggested improvements to surface parking and exterior pedestrian circulation. The specifics of the Campus Master Plan are further identified in this section with both a graphic illustration and explanatory text.







N

EXISTING FACILITIES

NEW CONSTRUCTION

NON-UVSC FEATURE

WATER FEATURE

AB	Advancement Building
BA	Browning Administration
CE1	Continuing Education
CE2	Continuing Education
CP	Central Plant
CS	Computer Sciences And Engineering
EB	Education Building
EC	Economic Resource Center
ET	Environmental Technology
FA	Faculty Annex
FC	Facilities Complex
GT	Gunther Trades Building
IR	Institutional Residence
LA	Liberal Arts
LC	Losee Learning Resource Center
MC	McKay Events Center
MT	Mountainland Applied Technology Center
PE	Physical Education
PS	Pope Science Building
PX	Baseball Facility
SA	Sparks Automotive Trades Building
SC	Sorensen Student Center
WB	Woodbury Business Building

Campus Concept and Environment

The following goals and considerations are adopted as part of this Master Plan:

· Campus Organization - continuation of the internal pedestrian spine walkway must be maintained in all future buildings. Long-term efforts must be made to correct problems with campus zoning. Placement of future buildings based on appropriate building adjacencies must also be an important concept to consider along with correcting existing problems with functional adjacencies. Recapturing the perimeter loop road will also be necessary in the overall campus organization. Emphasis will be given to creating and strengthening indoor/outdoor relationships with both buildings and pedestrian movement.

· Existing Buildings - as UVSC looks to the future, it must give careful consideration to the existing older structures on campus. Each building must be evaluated to assess technology infrastructure, ADA accessibility, appropriate space configurations and flexibility required for modern teaching needs. Costs must then be evaluated to determine the feasibility of renovation versus replacement.

· A priority for all future campus projects must be the reinforcement of uplifting, quality spaces, whether indoor or outdoor. Spaces must be created that will allow students to gather and interact with faculty both formally and informally.

Location of Future Buildings

Digital Learning Center

The Digital Learning Center will be located east of the Liberal Arts Building, where the north section of parking lot L is currently located. The building will share parking with the Student Center in the south section of parking lot L. The interior pedestrian walkway system will be extended from the LA to connect to the DLC, and it will be continued through the DLC to a future parking structure to be located just north of the DLC. Location of the pedestrian spine within the DLC must be planned so it does not interfere with DLC operations or security. It is suggested that this walkway be located along the west side of the building to allow views to the exterior from the pedestrian walkway. This building is planned to be 180,000 square feet on four levels. Design of the building should consider a "signature design", a single main entry, consideration for an automatic retrieval system in the future and connection of the building to an exterior student hub with appropriate exterior pedestrian connections and improvements.

Performing Arts Center

The Performing Arts Center will be placed adjacent to the dock area just north of the Events Center, where parking lot N is currently located. The building should be planned to share this dock area. The PAC must also be planned as part of the overall development of the "public entry". This will include a grander roadway access to the building, with a landscaped median and signage. The building will be designed as a signature or "icon" building for the campus within the architectural design guidelines outlined in this Campus Master Plan. The building must be located such that it is in prominent view to the public, especially from the freeway. The PAC will also be connected to the LA via an extension of the interior pedestrian campus walkway.

Parking Garage(s)

The first identified location for a parking garage will be adjacent to the Digital Learning Center and near the Performing Arts Center. The footprint for this parking garage should accommodate approximately 170 stalls per level and should not exceed three levels.

However, the parking garage must be planned to replace the quantity of parking stalls that are lost once new buildings are completed, so there is no net loss in overall quantity of parking stalls. This will be balanced by the gain of surface parking once the loop road is expanded, and the north Vineyard property is fully captured and redesigned.

The parking structure must be designed to blend campus aesthetics and follow architectural design guidelines. The structure must also connect to the DLC via the interior walkway and consider connection of this walkway to future buildings. Other identified locations for parking structures are at parking lot G and lot K. At lot G the footprint will accommodate approximately 250 stalls per level. Care must be given to the height and design of this structure since it is at the east end of campus at the highest elevation. A structure at lot K could accommodate approximately 80 cars per level. The design of this structure must ensure that service access is maintained at the Computer Science building and that the structure does not feel like it is cramping the space at that location.

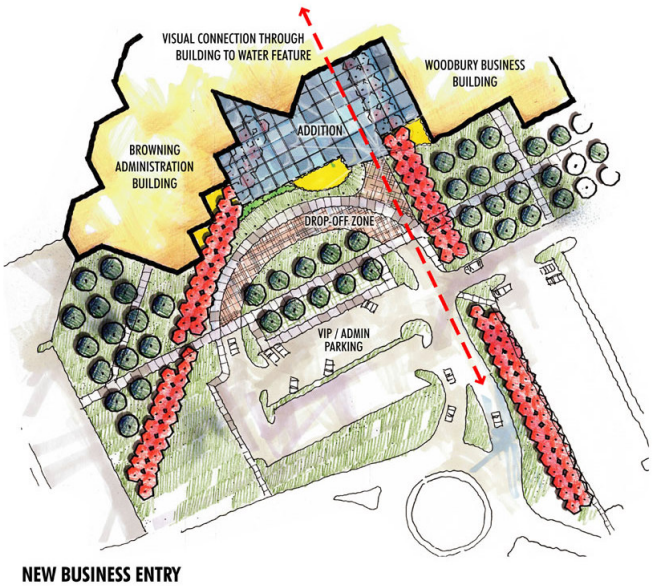
Athletics Complex

The administration building for the Athletics Complex will be located south of the Events Center. The interior pedestrian system will be extended through the EC and connect to this administration building. The location of this building at this site allows adjacency to the baseball stadium, existing tennis courts and play fields, as well as a direct connection to the Events Center. It also allows the athletics program to maintain a connection with the academic campus community. The field house will be located at the north end of campus, adjacent to the remodeled classroom building. The buildings at the existing Alpine Alternative High School will be removed, and this area will be developed for playing fields. All of the property that fronts the I-15 freeway and runs between the new public entry and existing parking lot V will also be redeveloped as playing fields. No buildings or structures will be planned in this area in order to maintain visibility into the campus from the freeway. A soccer field with running track will also be located on this green space.

Expansions to the Science and Business Buildings

Expansion to the Science Building will be accomplished at the south and west sides of the existing building. The planning of this expansion needs to include consideration of appropriate fenestration to allow the building to engage the exterior spaces to the west. It should also include improvements to the exterior pedestrian walkway system to extend walkways along the entire exterior of the building and allow a connection to the main campus courtyard area. Development of the retention pond area would ideally be completed at this same time to create a landscaped area that can be enjoyed by pedestrians and can be developed as another campus hub, with improved landscape, benches, tables, and bike paths..

The Business Building should be planned to expand to the south and to the east and west. This will allow the building to have a new exterior look and feel. This design should include additional fenestration to strengthen the indoor/outdoor relationship. This expansion should be planned and designed as part of the overall renovation of the public campus entry (the Business Entry) to create a plaza area that includes landscaping, benches and tables, signage and bike racks.



NEW BUSINESS ENTRY

Campus Capacity

Through research and investigation completed during the master planning process, it was determined that capacity for the main campus should range from 30,000 to 35,000. This number is dependent on whether or not improvements are made to the existing roadways and more students use public transit systems rather than driving and parking on campus. For the purposes of all future planning the Master Planning Team recommends that campus capacity be limited to 30,000.

Several options must be considered and developed by UVSC as future growth occurs. These options include the following:

· Developing the west campus - consideration should be given to developing this area to expand buildings and programs at this location. Program functions that best operate separately from the main campus would be candidates for this location. The west campus is a potential site for an athletics complex or stadium. Expansion at this location may require acquisition of additional property.

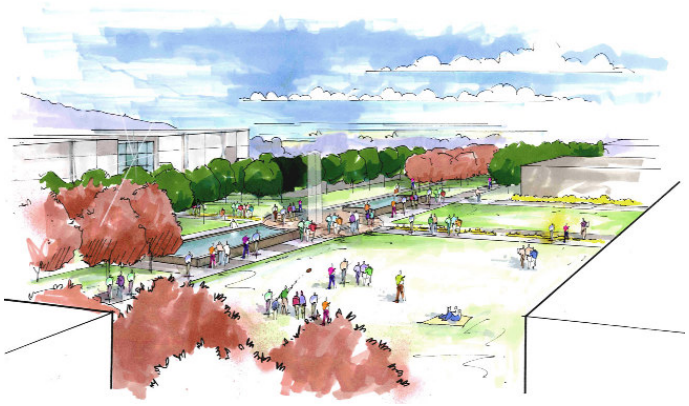
· Increasing and improving satellite campuses - this would include evaluation of current locations for function, appropriate "image", access, cost, and determination of best options and locations.

· Expanding and improving distance learning options.

· Increasing computer automation and on-line degrees.

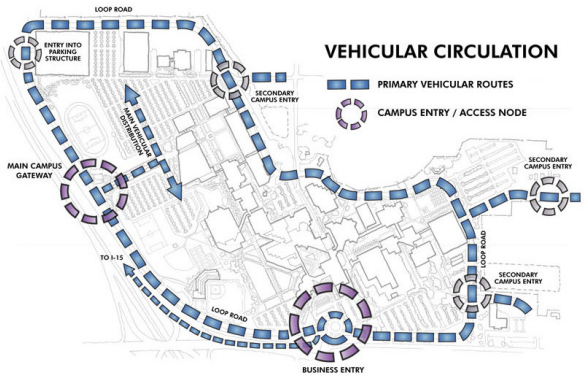
· Better utilization of existing buildings, including scheduling options. This may include larger classroom sizes.

· Distribution of programs into high schools, applied technology centers and other programs.



Traffic and Relocation / Expansion of the Perimeter Loop Road

Changes to vehicular movement on the UVSC campus will consist primarily of re-establishing a perimeter loop road and eliminating roads that currently bisect the campus. The loop road will be extended to the north end of the Vineyard property. An appropriate buffer would be included between the road and the residential properties adjacent. This buffer might include landscaping and/or fencing. Parking lot V loses stalls to the north, but will be expanded to the east. The north stretch of the existing loop road that runs east-west would be removed and incorporated into the new play field area and the surface parking system. 800 South would also be incorporated into the surface parking traffic system and would no longer be used as a main road for public access. Roundabouts or other traffic calming devices should be used along this interior road both for pedestrian safety and to discourage public traffic from using the road. This would include routing traffic from 800 South, such that they will turn either north or south on College Drive, but cannot drive straight through the surface parking area.



A direct vehicular connection to the west campus can be accomplished by an overpass structure. This should be considered at parking lot V, connecting the loop road to the west side of the freeway at West 1000 South. However, this is seen as a long-term goal and will need to be further developed in conjunction with Orem City and the State of Utah. There would be impact to the residential neighborhoods at both ends of the overpass. A direct pedestrian connection via a pedestrian bridge was investigated, but it was determined that students would not use the bridge. An underpass below Interstate 15 would not be feasible due to the water table, which would require raising the freeway in elevation.

It was determined that a vehicular overpass connection is the best solution.

Additional alternatives to improve traffic on campus include:

· Improvements to the existing campus shuttle system.

· Bus Rapid Transit - this alternative would require two lanes on the campus loop road. Currently there are a few points along the road that are too narrow to accommodate this, however, it could be accomplished if additional property can be acquired.

· An expansion of the tunnel at 400 South could help Orem City increase their connection to the west side of the freeway and keep public traffic off the UVSC campus loop road.

· At the northwest corner of campus, a split diamond configuration could be incorporated into the loop road to allow more traffic to enter and leave campus at that location.

· Extension of the collector/distributor system north of University Parkway is also an option to help relieve traffic problems and allow easier entry and exit to campus.

The Campus Master Plan does not incorporate any of these traffic improvement alternatives. They were studied during the master planning process, but will require further development in cooperation with Orem City and the State of Utah.

Parking

The two main goals of the master plan for parking are to increase and/or maintain existing parking stall counts, as well as place parking structures at appropriate locations where they are adjacent to buildings and close to the campus. To accomplish this, the Campus Master Plan shows a first parking structure located at parking lot N. Two other options for parking are shown at lot K and lot G. Surface parking is also affected with the construction of the Performing Arts Center and the Digital Learning Center. Expansion of the loop road also affects parking counts at lot V.

The master plan shows building footprints at approximate and appropriate sizes and in locations compatible with master plan guidelines. Consideration has been given to existing parking to maintain existing layouts as much as possible and, thereby, minimize the cost of changes to existing surface parking. However, it must be noted that as each building is designed, this will require study and modification. Parking structure capacity as shown in the master plan is as follows:

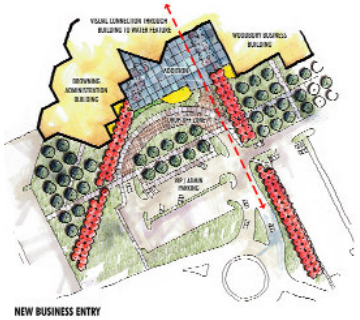
· The parking structure at lot N can provide 170 stalls per level at the size shown.

· Lot G currently has 384 parking stalls. Construction of a parking garage at this location could provide approximately 250 stalls per level, with surface stalls provided adjacent to the Faculty Annex building.

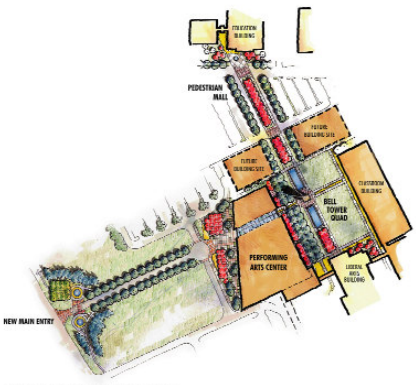
· Lot K currently has 84 parking stalls. A parking structure at this location could accommodate approximately 80 stalls per level. Construction of a structure at this location would also require a new service road entrance to the Computer Science building.

Public and Business Entrances to Campus

A "business entry" to the campus will be developed at the existing roundabout campus entry. The design of this entry would include removing the existing parking lot B and extending a road adjacent to the Administration and Business buildings. This road would loop through to allow for drop off with only a few parking stalls for ADA and for VIP parking. Access to parking lot C would be maintained. The area outside the AD and BU will be developed as a plaza with landscaping (additional trees, bushes, garden areas), and outdoor elements (walkways, tables, benches, lighting, signage) to enhance the look and feel of this main entry. The addition to the Business building would also be included in consideration of the overall design of this area. It is currently planned that the Browning Administration Building will accommodate a "one-stop-shop" concept for student services.

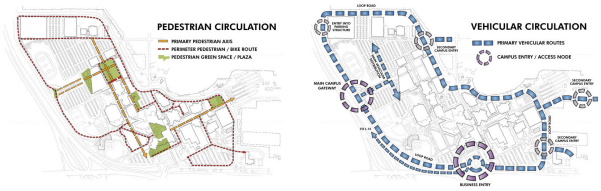


NEW BUSINESS ENTRY



NEW MAIN CAMPUS ENTRY AND PEDESTRIAN MALL

A new public entrance to campus will be established on the west side of campus. This will include a grander entry road with a landscaped median, location of the Performing Arts Center as an icon building at the termination of the roadway, and development of the property along the west loop road adjacent to the I-15 freeway.



Development of this property will include areas for playing fields. The existing marquis sign at the northwest corner of campus should be removed, and a new signature marquis sign placed at the loop road connection to the new main public entry.

Exterior Pedestrian Circulation

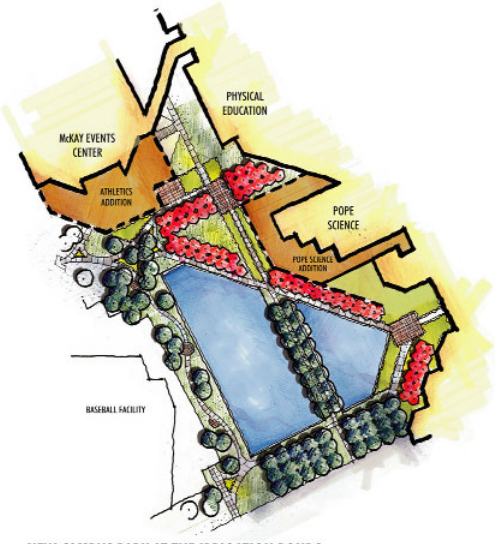
The Campus Master Plan incorporates several concepts to improve, expand and enhance exterior pedestrian circulation. These concepts are as explained as follows:

Pedestrian Connection to the Education Building (at the Vineyard property)

The establishment of the Education Building at the north end of campus precludes an immediate connection of this building to the campus interior pedestrian walkway. However, a safe and direct connection to this facility needs to be established through an exterior pedestrian walkway. This connection will extend from the sidewalk system located between the Liberal Arts building and the future Digital Learning Center and adjacent parking structure. This sidewalk will follow the campus site grid and extend through the surface parking to the Education Building. It will consist of poured in place concrete with landscaping on either side. There will be areas in the surface parking that will require vehicles to cross this sidewalk. Crosswalks will be established at these locations and at the street directly in front of the Education Building. Appropriate signage will be installed, as well as traffic calming devices, likely speed bumps, near crosswalks.

Sidewalks and Pedestrian Pathways

As buildings are constructed on campus, the adjacent sidewalk system should be evaluated and improved. Improvement will include additional sidewalks that connect to the existing campus system, and improvements to adjacent landscaping. The perimeter sidewalk system at the loop road must also be completed so pedestrians are not forced to walk in the roadway and always have a safe sidewalk to use. As parking lots are reconfigured, appropriate pedestrian walkways must be included to ensure safety. Consideration should also be given to developing bicycle pathways in association with sidewalks.



Enhancements to the Retention Pond Area

The main campus courtyard area located between the Student Center and the Administration building is a beautiful and memorable feature of the UVSC campus. It is easily accessible from all adjacent buildings. It currently has a sidewalk that extends partially beyond the pedestrian bridge to the west. Beyond this, there is no pedestrian connection to the west side of campus. One of the problems UVSC faces at this location is the swallows nesting in the courtyard area. As the Science Building addition and the Athletics administration building are completed, it will be important to incorporate an exterior pedestrian walkway system that will allow access to the west side of campus. The retention pond area provides a unique opportunity on the campus to create a significant landscaped area that can be planned to accommodate nesting areas for the swallows, as well as an enhanced outdoor area for pedestrians. This will be accomplished through introduction of plantings and a new concrete sidewalk system. Consideration may be given to introducing a bike path in this area that can parallel the sidewalk system and extend north to the surface parking, thus allowing students to park and bike to the south end of campus.

Formal Axis of Trees

Establishing Courtyards

As future buildings are designed, the establishment of exterior courtyard areas (hubs) should be included where appropriate. The Campus Master Plan identifies two specific areas for development of exterior courtyards. The first area is just south of the Digital Learning Center. This area could incorporate the Pioneer House in the design of the courtyard. The second area is southwest of the Computer Science building. This courtyard would emphasize a connection with all of the buildings on the east end of campus. A possible third hub could be developed at the retention pond area. These courtyards should include landscaping, a plaza design and site furniture to establish exterior amenities that provide students and faculty a place to meet and interact.

Campus Architectural Theme

The design of the Utah Valley State College main campus is an excellent example of modernist architecture. This fact must remain evident in any design guidelines to be established for future planning. It is the desire of UVSC that future buildings do not conflict with existing design. However, the college would like to outline specific design guidelines as part of this master plan to establish the basis for future decisions regarding campus character, and they should be adopted as a formal part of the project review process.

Building Design Guidelines

Signature Buildings

Certain buildings on campus will be considered signature or "icon" buildings. The Performing Arts Center and the Digital Learning Center are two such buildings. It is the desire of UVSC that these buildings will deviate from the strict conformance of existing building designs. This deviation may occur through use of accent materials or building form. The degree of this design deviation will be determined as each building is designed based on the building function, location and prominence on campus. The intent of this design deviation is to have buildings on campus that can become recognized as icons specifically for UVSC, as well as begin to aid in wayfinding by providing visual reference points on the campus. However, the design of these buildings must also be respectful and compatible with the existing campus architectural design.

Building Design and Materials

Generally, all future campus buildings should be designed with an exterior façade that combines exposed concrete, brick and bronze aluminum storefront windows. Colors of brick and window/door systems should match existing buildings, such as the Administration Building, the Science Building and the Student Center. Signature buildings may alter these standards as noted above. The size and location of fenestration should be considered in context with establishing strong indoor/outdoor relationships.

Building Siting

The location of future buildings is shown on the Campus Master Plan. Additional buildings shall be located on the established site grid and shall connect to and support the interior pedestrian walkway system.

Neighborhood Relations

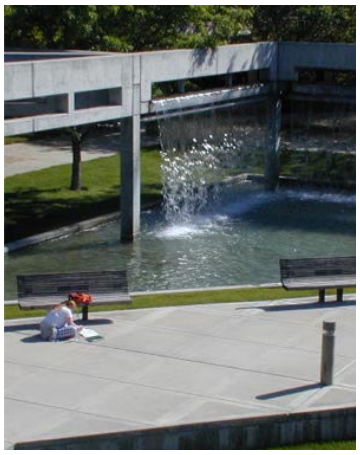
Through community input during the master planning process, several decisions for the master plan have been made to specifically address the adjacent residences. A generous buffer zone is planned between the expanded loop road and the adjacent residential properties. As this buffer is designed and built, UVSC will continue to involve the public. Considerations for the buffer include possible use of berms, landscaping and/or fencing. The location of the electrical substation, which was determined during this master plan process and is currently under construction, has been placed where it will have the least impact on the surrounding neighborhoods, at an additional cost to the college. The addition of parking structures to maintain or increase parking on the main campus is partly to help alleviate the problem of students parking on the residential streets.

implementation

Implementation of the Campus Master Plan will continue to keep at its core a consideration and dedication to the public-at-large and to the adjacent residences as future decisions are made.

Funding for campus projects can come from a variety of sources depending on the project type. The Utah Legislature typically funds academic buildings. Currently, libraries and classroom buildings are reasonable legislative priorities. Philanthropic donations and "business partnerships" can be used on a wide range of projects, including athletic facilities, building expansions, performing arts centers and a variety of other uses. Donors quite often target high profile, public uses and projects that can have name recognition attached. Bonds can be issued for revenue generating uses, such as parking facilities. Student fees can also be assessed to retire bond indebtedness.

Road repair, exterior landscape and pedestrian improvements and other capital improvements may be funded through state capital improvement or maintenance funds. Projects in this category are typically small scale. Utah Valley State College is pursuing a well orchestrated strategy for achieving funding from a variety of sources for the projects identified in the Campus Master Plan.



The following list represents key projects as identified through the master planning process. While it is known that some of these projects are currently close to being funded, these are not listed in order of priority or phase. Priority for many projects will be determined by the college as funding becomes available. An order of magnitude construction cost has also been included for each project (in 2005 dollars) to assist in basic budgeting discussions.

Project / Estimated Cost / Comments

Digital Learning Center $37.7 million
Currently second on Legislature's list for funding

Performing Arts Center $50 million
Private Donor involved, funding is in process

Science Building Addition $21.4 million
Based on 100,000 square feet

Athletics Administration Building $10 million
Based on 64,000 square feet

Athletics Fieldhouse $11.6 million
Based on 100,000 square feet

Parking Structure $6 to 7.6 million
Based on 510 stalls, three levels

Business Building Addition $15.7 million
Based on 100,000 square feet

Student Center Expansion $3 million

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